

1 BILL NO. R-84-2-20

2 DECLARATORY RESOLUTION NO. R-22-84

3 A DECLARATORY RESOLUTION designating
4 an "Economic Revitalization Area"
under I.C. 6-1.1-12.1.

5 WHEREAS, Petitioner has duly filed its petition dated
6 August 26, 1983, to have the following described property
7 designated and declared an "Economic Revitalization Area" under
8 Division 6, Article II, Chapter 2 of the Municipal Code of the
9 City of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-
10 12.1., to-wit:

11 the North 380 feet of the South 780
12 feet of Block #8 in Engle Ridge In-
13 dustrial Park, Section B, according
14 to the recorded plat thereof, located
in part of the West ½ of the Northeast
¼ of Section 20, Township 30 North,
Range 12 East, Allen County, Indiana;

15 said property more commonly known as 4420 Clubview Drive, Fort
16 Wayne, Indiana;

17 WHEREAS, it appears that said petition should be pro-
18 cessed to final determination in accordance with the provisions
19 of said Division 6.

20 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL
21 OF THE CITY OF FORT WAYNE, INDIANA:

22 SECTION 1. That, subject to the requirements of Section
23 4, below, the property hereinabove described is hereby designated
24 and declared an "Economic Revitalization Area" under I.C. 6-1.1-
25 12.1. Said designation shall begin upon the effective date of
26 the Confirming Resolution referred to in Section 3 of this Resolu-
27 tion and shall continue for one (1) year thereafter. Said desig-
28 nation shall terminate at the end of that one-year period.

29 SECTION 2. That upon adoption of this Resolution:

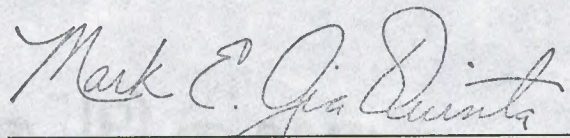
30 (a) Said Resolution shall be filed with the Allen
31 County Assessor;

32

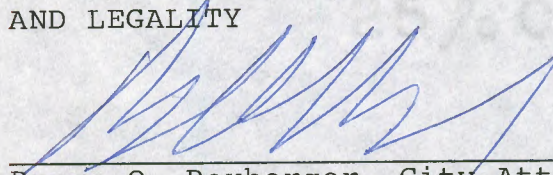
- (b) Said Resolution shall be referred to the Committee on Finance and shall also be referred to the Department of Economic Development requesting a recommendation from said department concerning the advisability of designating the above designated area an "Economic Revitalization Area";
- (c) Common Council shall publish notice in accordance with I.C. 5-3-1 of the adoption and substance of this Resolution and setting this designation as an "Economic Revitalization Area" for public hearing;
- (d) If this Resolution involves an area that has already been designated an allocation area under I.C. 36-7-14-39, then the Resolution shall be referred to the Fort Wayne Redevelopment Commission and said designation as an "Economic Revitalization Area" shall not be finally approved unless said Commission adopts a resolution approving the petition.

SECTION 2. That this Resolution shall be subject to being confirmed, modified and confirmed or rescinded after public hearing and receipt by Common Council of the above described recommendations and resolution, if applicable.

SECTION 4. That this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.


Councilmember

APPROVED AS TO FORM
AND LEGALITY


Bruce O. Boxberger, City Attorney

Read the first time in full and on motion by _____, seconded by _____, and duly adopted, read the second time by title and referred to the Committee _____ (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on _____, the _____ day of _____, 19____, at _____ o'clock _____.M.,E.S.

DATE: _____

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by GiaQuinta, seconded by Stier, and duly adopted, placed on its passage. PASSED (LOST) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>9</u>	_____	_____	_____	_____
<u>BRADBURY</u>	<u>✓</u>	_____	_____	_____	_____
<u>BURNS</u>	<u>✓</u>	_____	_____	_____	_____
<u>EISBART</u>	<u>✓</u>	_____	_____	_____	_____
<u>GiaQUINTA</u>	<u>✓</u>	_____	_____	_____	_____
<u>HENRY</u>	<u>✓</u>	_____	_____	_____	_____
<u>REDD</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCHMIDT</u>	<u>✓</u>	_____	_____	_____	_____
<u>STIER</u>	<u>✓</u>	_____	_____	_____	_____
<u>TALARICO</u>	<u>✓</u>	_____	_____	_____	_____

DATE: 2-14-84

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as ~~(ANNEXATION)~~ ~~(APPROPRIATION)~~ ~~(GENERAL)~~ ~~(SPECIAL)~~ ~~(ZONING MAP)~~ ORDINANCE (RESOLUTION) NO. B-22-84 on the 14th day of February, 1984.

ATTEST:

(SEAL)

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Ray A. E. E. E.
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 15th day of February, 1984, at the hour of 2:00 o'clock P..M.,E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 21st day of February, 1984, at the hour of 1 o'clock P..M.,E.S.T.

Win Moses, Jr.
WIN MOSES, JR., MAYOR

APPLICATION FOR CONSIDERATION FOR
DESIGNATION AS AN URBAN DEVELOPMENT AREA

This Application is to be completed and signed by the owner of the property where property redevelopment or rehabilitation is to occur. The Common Council of the City of Fort Wayne reviews this Application for designation as an "Urban Development Area" in discharge of its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977 and amended in 1979. The Common Council makes no representation as to the effect of a designation granted by the Council for purposes of any further applications or approvals required under Public Law 69, and makes no representation to an applicant concerning the validity of any benefit conferred under Public Law 69.

1. Address of Property 4420
Clubview Drive, Ft Wayne IN
46804
2. Legal Description of Property
The North 380 feet of the South 780
feet of Block #8 in Engle Ridge
Industrial Park Section B. According to the
recorded plat thereof, located in part
of the West 1/2 of the Northeast 1/4 of
Section 20, Township 30 North, Range
12 East, Allen County, Indiana
3. Township Wayne
4. Taxing District 30 Wayne FWPTC
5. Current Zoning District M-2
General Industrial District
6. Variance Grant (if any) None
7. Owner(s) Leon O. Habegger
8. Address of Owner(s) 6703 Quail Ridge Lane
Ft Wayne IN 46804
9. Telephone Number 432-5563
10. Agent of Owner (if any)
11. Address
12. Telephone Number
13. Relationship of Agent to Owner
14. Instrument Number of Commitments or Covenants Enforceable by City (if any) None
15. Current Use of Property
 - (a) How is property presently used? Site of industrial tool
and die manufacturing plant
 - (b) What structure(s) (if any) are on the property? One story
Steel frame prefabricated structure containing
29,135 square feet.
 - (c) What is the condition of this structure/these structures?
In good condition and with good detail of interior
finish.
16. Current Assessment on Land and Improvements
 - (a) What is the amount of latest assessment? Land \$11,100
Improvements \$101,000
 - (b) What is the amount of total property taxes paid the immediate past year? (indicate amount of land assessment and assessment on improvements) Property taxes for 1981 paid in 1982 \$5343.60
The assessments were the same as indicated in (a).

17. Description of Project Acquisition and installation of:
- (1) 1 Electrical Discharge Machine DEM 250 Machine Tool Type 250, Serial #16-009
Dielectric Unit including Numerical Control Machine INC 100, Serial #02AV008
Power Supply Agie pul 5, 700 D MS, Serial #02AV074 Voltage
 - (2) 1 Brown and Sharpe, Model 612 V Surface Grinder

18. Development Time Frame

(a) When will physical aspects of development or rehabilitation begin? August 18, 1983

(b) When is completion expected? September 30, 1983

19. Cost of project (not including land cost) \$102,000

20. Permanent Jobs Resulting from Completed Project

(a) How many permanent employees will be employed at or in connection with the project after it is completed? At least 5 and as many as 10 permanent employees

(b) What kind of work will employees be engaged in? Visual grinder operator (2); Surface grinder operator (4); Wire EDM operator (2).

(c) How many jobs new to Fort Wayne will be created as a result of project completion? 5 to 10

21. Additional municipal services necessitated by project (eg. enlargement of sewer, improvement of streets) None

22. Undesirability for Normal Development

What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"? This area is due to be annexed by the city within one year, however, no additional benefits will accrue to the business because city water and sewage are currently supplied to the area. In addition no improvement in police and fire protection is anticipated as a result of the annexation. In other words for an additional \$12,500 increase in annual gross property taxes based on our current business tangible personal property tax assessment and current rates, my business will receive no benefits. Such an outlook cannot be said to be conducive to normal development and as such the abatement of property taxes on our project provides the incentive for further development of our area.

23. Furtherance of City Development Objectives (circle letter and explain)

(a) Will the project improve utilization of vacant under-utilized land? _____

(b) Will the project improve or replace a deteriorated or obsolete structure? _____

(c) Will the project preserve a historically or architecturally significant structure? _____

(d) Will the project contribute to the conservation and/or stability of a neighborhood? By contributing to the growth and productivity of my business. The project will help to insure our continued occupancy of this industrial

(e) Will the project provide a more attractive appearance for the City (eg. restoration of a facade, landscaping, new design)? _____

24. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated?

_____ Yes X No

25. Financing on Project

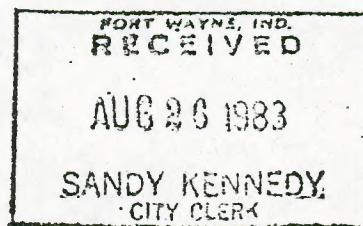
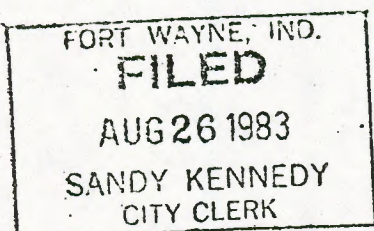
What is the status of financing connected with the project?

\$90,000 of the project is financed on a 4 year note with Ft Wayne National Bank. The remaining \$12,000 will be a cash payment from my business

I hereby certify that the information and representations on this Application are true and complete.

[Signature]
Signature(s) of Owner(s)

August 26, 1983
Date



CITY CLERK'S OFFICE
Room 122 City-County Bldg.
One East Main Street
Fort Wayne, Indiana 46802

NO. 46

August 26 1983

RECEIVED FROM P. H. Car Side Tool & Die Corp.

Forty & 00/100 DOLLARS

Gap Abatement

Account Total \$ 50.00

Amount Paid \$ 50.00

Balance Due \$

W. E. Stapp

"THE EFFICIENCY LINE" AN AMPAD PRODUCT

DIGEST SHEET

TITLE OF ORDINANCE Declaratory Resolution

2-84-02-20

DEPARTMENT REQUESTING ORDINANCE Economic Development Department

SYNOPSIS OF ORDINANCE A Declaratory Resolution designating an "Economic
Revitalization Area" under I.C. 6-1.1-12 1.

(Commonly known as 4420 Clubview Drive, Fort Wayne, Indiana; L. H.

Carbide)

EFFECT OF PASSAGE Continued use of said property and new jobs created
for the community.

EFFECT OF NON-PASSAGE Opposite of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$102,000.00 (not including
land cost)

ASSIGNED TO COMMITTEE (PRESIDENT) _____